

Fort Mill Planning Department



Development Activity Report July 2014

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – July 2014 vs. July 2013

	July 2014	July 2013	Change (#)	Change (%)
Permits Issued	161	57	104	182.5%
Construction Value	\$18,272,213	\$6,834,633	\$11,437,580	167.3%
Permit Fees Collected	\$114,537	\$44,046	\$70,491	160.0%

Year-to-Date Permit Activity (All Permits) – January-July 2014 vs. January-July 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	618	445	173	38.9%
Construction Value	\$102,299,957	\$73,973,911	\$28,326,046	38.3%
Permit Fees Collected	\$602,599	\$452,905	\$149,694	33.1%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

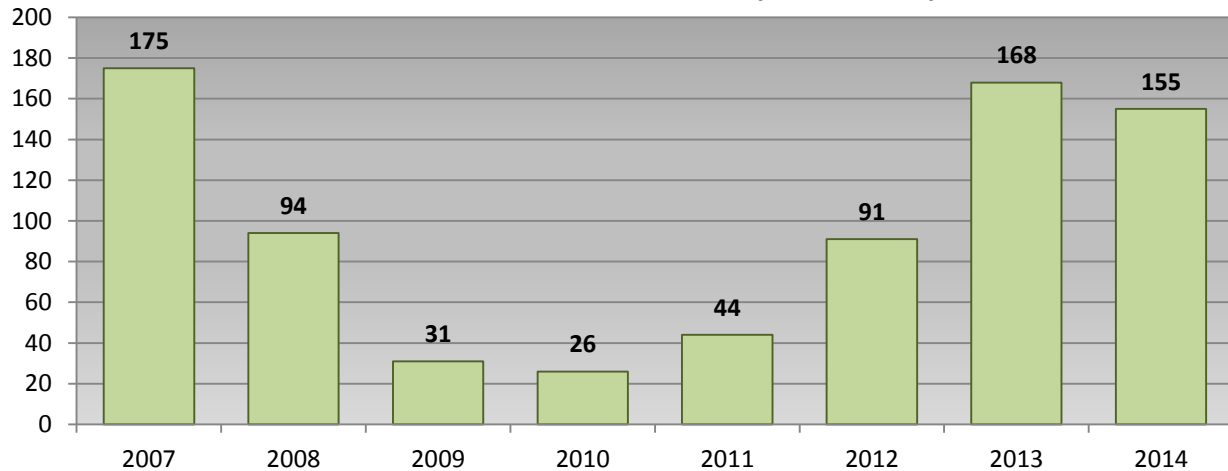
Monthly Permit Activity (Single-Family Residential) – July 2014 vs. July 2013

	July 2014	July 2013	Change (#)	Change (%)
Permits Issued	37	16	21	131.3%
Construction Value	\$ 16,116,651	\$6,470,648	\$9,646,003	149.1%
Avg. Permit Value	\$434,585	\$404,416	\$30,169	7.5%

Year-to-Date Permit Activity (Single-Family Residential) – January-July 2014 vs. January-July 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	155	168	-13	-7.7%
Construction Value	\$67,136,448	\$68,519,382	-\$1,382,934	-2.0%
Avg. Permit Value	\$433,138	\$407,853	\$25,285	6.2%

Year-to-Date Residential Permits (2007-2014)



A total of 37 new single-family residential permits were issued during the month of July 2014, including 1 in the Forest at Fort Mill, 4 in Massey, 14 in the Preserve at River Chase, and 18 in Springfield.

- **Forest at Fort Mill**
 - 274 Monteray Oaks Circle
- **Springfield**
 - 742 Bannerman Lane
 - 209 Horton Grove Road
 - 280 Horton Grove Road
 - 1573 Kilburn Lane
 - 1581 Kilburn Lane
 - 1589 Kilburn Lane
 - 1590 Kilburn Lane
 - 1621 Kilburn Lane
 - 1639 Kilburn Lane
 - 1646 Kilburn Lane
 - 1667 Kilburn Lane
 - 1670 Kilburn Lane
 - 1685 Kilburn Lane
 - 1710 Kilburn Lane
 - 312 Newington Court
 - 1900 Shadow Lawn Court
 - 2082 Tatton Hall Road
 - 2202 Tatton Hall Road
- **Massey**
 - 1770 Felts Parkway
 - 1259 Kings Bottom Drive
 - 5021 St. Clair Street
 - 5075 St. Clair Street
- **Preserve at River Chase**
 - 674 Avonmore Drive
 - 747 Lagan Court
 - 748 Lagan Court
 - 751 Lagan Court
 - 752 Lagan Court
 - 756 Lagan Court
 - 866 Tyne Drive
 - 872 Tyne Drive
 - 878 Tyne Drive
 - 884 Tyne Drive
 - 890 Tyne Drive
 - 891 Tyne Drive
 - 896 Tyne Drive
 - 897 Tyne Drive

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of July 2014:

- **Kingsley #6:** 234 Kingsley Park Drive (Office Upfit, 1st Floor)
- **Kingsley #6:** 234 Kingsley Park Drive (Office Upfit, 2nd Floor)

New Businesses

There were three new business licenses issued during the month of July 2014:

- **Family Dollar:** 217 Dobys Bridge Road (Relocation from Fort Mill Square)
- **Georgialina Physical Therapy:** 1504 Carolina Place Drive, Suite 114
- **Halcyon Hills Photography:** 204 Main Street

Project Updates

Family Dollar Grand Opening

A grand opening celebration for the new Family Dollar took place on Thursday, July 10th. The new store, located at 217 Dobys Bridge Road, replaces the company's former location in Fort Mill Square, which will be demolished to make way for a new Walmart Neighborhood Market.



Hampton Inn & Suites Update

Vertical construction has commenced on the new Hampton Inn and Suites at 1520 Carolina Place Drive (behind Lowes). The six-story, 102-room hotel is expected to open during the first quarter of 2015. When completed, this will be the only hotel within the Fort Mill town limits.

Fort Mill Southern Bypass Phase 1 Opening

Phase 1 of the Fort Mill Southern Bypass was opened to traffic on Wednesday, July 30th. Phase 1 extends from Fort Mill Parkway (near US Foods) to Holbrook Road. Phase 2, which will connect Holbrook Road to SC 160 E, is expected to be completed by the summer of 2016.



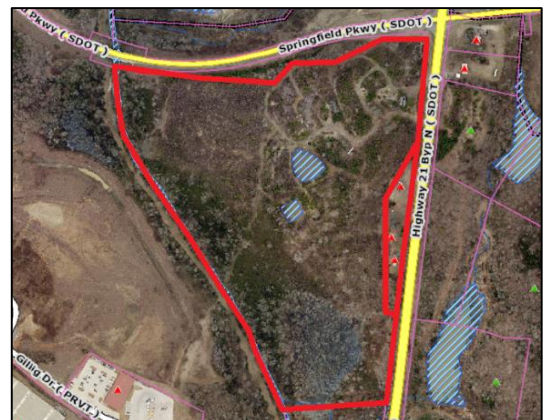
Annexations

There was one annexation ordinance (and one accompanying ordinance) approved by town council during the month of July 2014:

- **Ordinance No. 2014-14**

An ordinance annexing York County Tax Map Numbers 717-00-00-004 and 717-00-00-005

- Applicant: Rutledge Realty Inc.
- Location: York County Tax Map # 717-00-00-004 and 717-00-00-005
- Acreage: 47.0 Acres
- Zoning Requested: MXU Mixed Use
- Disposition: Approved 2nd reading of annexation ordinance with MXU zoning (6-0)
- Date Approved: July 28, 2014



- **Ordinance No. 2014-15**

An ordinance adopting a Mixed Use Concept Plan & Development Conditions for the Rutledge MXU Project

- Applicant: Rutledge Realty Inc.
- Location: York County Tax Map # 717-00-00-004 and 717-00-00-005
- Acreage: 47.0 Acres
- Request: Approve MXU concept plan and development conditions
- Disposition: Approved 2nd reading of concept plan and development conditions, which allow up to 235 dwelling units and 50,000-175,000 square feet of commercial development (6-0)
- Date Approved: July 28, 2014



Year-to-Date Annexation Activity – January-July 2014 vs. January-July 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	6	4	+2	+50.0%
Total # Acres Annexed	409.9	546.7	-136.8	-25.0%

Rezoning

There were no new rezonings approved during the month of July 2014.

Ordinances & Text Amendments

There were no new development related ordinances or text amendments approved during the month of July 2014.

New Subdivisions

There were no new subdivision plats approved during the month of July 2014.

Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, July 22, 2014, to review the following requests(s):

- **Text Amendment: Local Commercial District**

- Applicant: Text Amendment Requested by Fort Mill Town Staff
- Purpose: Amend the LC Local Commercial zoning district so as to add day care centers to the list of permitted uses, remove newspaper publishing plants from the list of permitted uses, and to remove the prohibition on outdoor speaker systems at restaurants within the LC district under certain conditions.
- Disposition: Recommended in favor of the text amendment, with minor modifications (6-0)

- **Mixed Use Concept Plan & Development Conditions: Pleasant/Vista Property**

- Applicant: Cooper Willis / Atlantic Beach Inc.
- Location: York County Tax Map Numbers 020-09-01-027, 020-09-01-028, 020-09-01-030, 020-09-01-031, 020-09-01-032, 020-09-01-033, 020-09-01-034, 020-09-01-035 and 020-09-01-036
- Acreage: 156.96 Acres
- Zoning Designation: MXU Mixed Use (Current Zoning)
- Disposition: Recommended in favor of the concept plan and development conditions, as modified since the June PC meeting. The amended unit count of 931 will include up to 662 apartments, 146 townhomes, and 123 single family homes. Up to 50,000 square feet would also be permitted per the development conditions. The PC recommended a phasing schedule that would limit the total number of units that could be developed at 338 until certain roadway projects are completed. (6-0)



- **Road Name Change: Dobys Bridge Road**

- Applicant: Requested by Fort Mill & York County Staff
- Location: Dobys Bridge Road (Tom Hall Street to Lancaster County Line)
- Purpose: Due to the realignment of Dobys Bridge Road as a part of the Fort Mill Southern Bypass project, town and county staff have requested approval of North/South designations to Dobys Bridge Road to aid with emergency response and addressing purposes
- Disposition: Following a public hearing, the PC approved the renaming of Dobys Bridge Road as N Dobys Bridge Road (Tom Hall Street to Fort Mill Parkway) and S Dobys Bridge Road (Fort Mill Parkway to Lancaster County Line) (6-0)

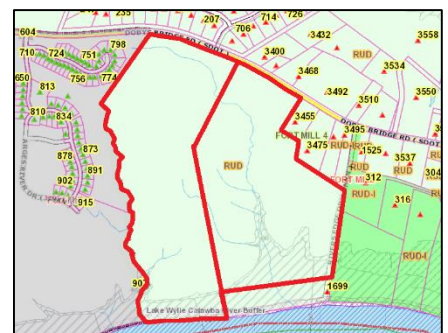
- **Request to Approve New Road Name: New Road/Cul-de-Sac**

- Applicant: Requested by Fort Mill & York County Staff
- Location: Former Dobys Bridge Road (pre-realignment)
- Purpose: Designate an official road name for the former section of Dobys Bridge Road, near Dobys Bridge Park, which was converted to a cul-de-sac as part of the Dobys Bridge Road realignment
- Disposition: Approved the name Mary Hinson Court, subject to approval by York County Addressing (6-0)



- **Annexation Request: Talkington Property**

- Applicant: John P. & Delores M. Talkington / Justin R. & Jason T. Talkington
- Location: York County Tax Map Numbers 774-00-00-004 & 774-00-00-005 (S Dobys Bridge Road)
- Acreage: 168 Acres
- Zoning Requested: R-5 Residential
- Disposition: PC expressed concerns about traffic impact. Consideration deferred to August meeting (6-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) met on Monday, July 21, 2014 to review the following requests:

- **Variance Request: 225 Munn Road (Fort Mill High School)**
 - Applicant: Fort Mill School District
 - Location: 225 Munn Road, York County Tax Map Number 020-09-01-001
 - Zoning Designation: LC Local Commercial
 - Request: Applicant requested a variance from the zoning ordinance to allow a maximum lighting fixture height in excess of 18' for school parking lots
 - Disposition: Approved variance request to allow lighting fixtures up to 28' in height (4-0)
- **Variance Request: 422 Williamson Street**
 - Applicant: Don Lambert
 - Location: 422 Williamson Street, York County Tax Map Number 020-06-02-032
 - Zoning Designation: R-10 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a detached carport in front of a primary residence and a reduction of the side yard setback requirement from 5' to 3'
 - Disposition: Approved variance request to reduce side yard setback from 5' to 3' (4-0). Denied variance request to permit a detached carport in front of the primary residence (3-1).
- **Variance Request: 505 Harris Street**
 - Applicant: Raymond Leamer
 - Location: 505 Harris Street, York County Tax Map Number 020-01-14-013
 - Zoning Designation: R-15 Residential
 - Request: Applicant requested a variance from the zoning ordinance to allow a detached carport in front of a primary residence.
 - Disposition: Denied variance request to permit a detached carport in front of the primary residence (4-0)

Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of July 2014 due to a lack of items for consideration.

Upcoming Meetings & Events

- | | |
|---|--|
| <ul style="list-style-type: none">• Town Council Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. August 11, 2014○ 7:00 PM• Town Council Quarterly Workshop<ul style="list-style-type: none">○ Location TBD○ Sat. August 16, 2014○ 8:30 AM | <ul style="list-style-type: none">• Historic Review Board Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Tues. August 12, 2014○ 4:30 PM• Board of Zoning Appeals Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. August 18, 2014○ 6:00 PM |
|---|--|

- **Town Council Meeting**

- Fort Mill Town Hall
- Mon. August 25, 2014
- 7:00 AM

- **Planning Commission Meeting**

- Fort Mill Town Hall
- Tue. August 26, 2014
- 7:00 PM

All meetings are open to the public. Please visit www.fortmillsc.org for meeting updates and agendas.

Did you know?

Comprehensive Plan

The South Carolina Comprehensive Planning and Enabling Act (1994), requires all municipalities and counties to develop and adopt a comprehensive plan. The comprehensive planning process must include an inventory of existing conditions, a statement of needs and goals, and implementation strategies (objectives, steps and strategies) with specific time frames.

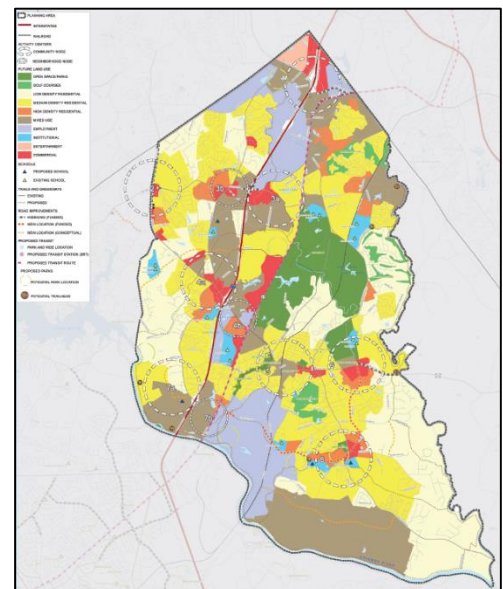
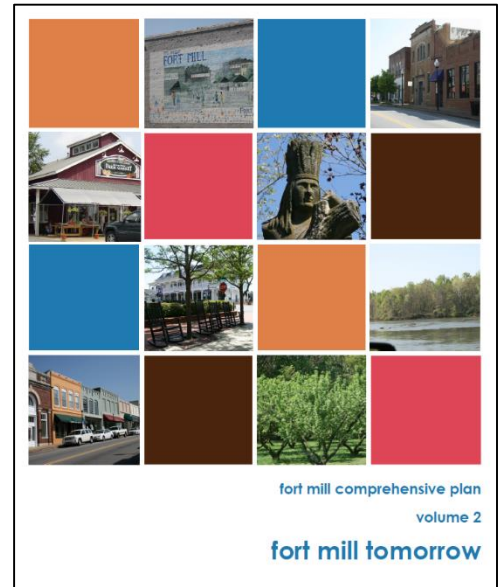
State law requires a comprehensive plan to be comprised of at least nine (9) elements, plus any other elements deemed necessary by the local jurisdiction. All planning elements represent the planning commission's recommendations to the local governing body regarding the wise and efficient use of public funds, future growth, development, redevelopment and the fiscal impact of the planning elements on property owners. These elements include:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment

The Fort Mill Comprehensive Plan also includes a future land use map. Town council, staff and the planning commission refer to this map for guidance each time a request is made to rezone, annex or develop a piece of property within the town limits.

The planning commission must review the town's comprehensive plan, or specific elements to the plan, as often as necessary, but not less than once every five (5) years. The comprehensive plan, including all elements, must be updated at least every ten (10) years.

The Fort Mill Comprehensive Plan was last re-written in 2008. A five-year update was adopted by town council in 2013, following a series of public input meetings. To view a PDF copy of the town's current comprehensive plan, please visit the Planning Department website at http://fortmillsc.org/TownServices_Planning.aspx



Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

Joe Cronin

Planning Director

Town of Fort Mill

Phone: (803) 547-2116

Fax: (803) 547-2126

Email: jcronin@fortmillsc.gov

[Click here to visit the Planning Department Website](#)